Nigel Valley Planning Study

DISTRICT OF SAANICH
PTED Advisory Committee

November 12, 2015
STEERING COMMITTEE

BC Housing

Garth Homer Society

Greater Victoria Housing Society

Broadmead Care

Exceptional Care. Exceptional People.

Island Community Mental Health
CURRENT LANDOWNERS

~ 185 units of housing
~ 9 acres
~ 5 landowners
CURRENT LANDOWNERS

Current: 63 units (singles)
Desired: 126 units, social enterprise, flex space
CURRENT LANDOWNERS

Current: 35,000 sq.ft
(programming space)

Desired: 100,000 sq.ft
(programming space & 18 units)
CURRENT LANDOWNERS

Current: 25 units (residential care)
Desired: 61 units, programming & service space, social enterprise
CURRENT LANDOWNERS

Current: 18 units (families)
Desired: 36 units (families), office & common space
CURRENT LANDOWNERS

Current: 60 units (seniors) & 19 townhomes (families & seniors)

Desired: 160 units & market housing
CURRENT ZONING

RP-3
P-1
RS-6
RT-2
RA-3
RM-5
P-3
RS-6
CURRENT LAND USES

- non-market residential
- programming / institutional
- residential care
- market / single family homes
- informal open space
VERNON AVE REDESIGN – Fall
Approximate walking distance between Nigel Valley site and Saanich Centre
via Route A: 625m
via Route B: 575m
via Route C: 150m
PLANNING PRINCIPLES

1. A Compact, Walkable Neighbourhood
2. Integrate and Connect to the Surrounding Community
3. A Variety of Residential Types and Tenures
4. Neighbourhood Care and Support Services
5. A Multi-Modal Transportation Network
6. Natural Areas and Community Gathering Spaces
7. An Inclusive and Renewed Neighbourhood
8. Green Buildings and Infrastructure
9. Equitable Land Allocation
10. Encourage & Facilitate Community Social Enterprise
11. Flexible Development Phasing Strategy
“It takes a village to raise a child…it takes a neighbourhood to make a life.”
Questions?

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